

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PEABODY RD, ARLINGTON

OWNERSHIP

Owner 1:	BLAIR COLIN C & SUSANNE S /TRS			
Owner 2:	COLIN & SUSANNE BLAIR TRUST			
Owner 3:				
Street 1:	28 PEABODY RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	BLAIR COLIN C--ETAL -		
Owner 2:	BLAIR SCHUSTER SUSANNE -		
Street 1:	28 PEABODY ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Clapboard Exterior and 2449 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17615	Total SF/SM:	7673	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	585,168	Spl Credit	Total:	585,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7673.000	409,600	2,600	585,200	997,400		77972
							GIS Ref
							GIS Ref
							GIS Ref
Total Card	0.176	409,600	2,600	585,200	997,400	Entered Lot Size	
Total Parcel	0.176	409,600	2,600	585,200	997,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	407.35	/Parcel: 407.35		Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	409,600	2600	7,673.	585,200	997,400		Year end	12/23/2021	PRINT	
2021	101	FV	397,300	2600	7,673.	585,200	985,100		Year End Roll	12/10/2020		
2020	101	FV	397,300	2600	7,673.	585,200	985,100	985,100	Year End Roll	12/18/2019	12/30/21	08:56:06
2019	101	FV	312,900	2600	7,673.	617,700	933,200	933,200	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	312,900	2600	7,673.	455,100	770,600	770,600	Year End Roll	12/20/2017		
2017	101	FV	312,900	2600	7,673.	435,600	751,100	751,100	Year End Roll	1/3/2017	Date	Time
2016	101	FV	312,900	2600	7,673.	403,100	718,600	718,600	Year End	1/4/2016	02/05/19	13:09:20
2015	101	FV	305,400	2600	7,673.	338,100	646,100	646,100	Year End Roll	12/11/2014	ekelly	

SALES INFORMATION

TAX DISTRICT

[illegible]

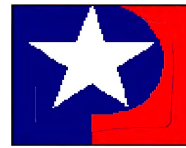
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
10/28/1999	Meas/Inspect	266	PATRIOT
4/4/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	77972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
55					
53	UAT	100	FLA	100	A
71					
6					
74					
36					
6					
31					
49					